



City of Santa Barbara
Airport Department

DATE: April 20, 2011
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – TFT Plastering, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with TFT Plastering, Inc., a California Corporation, for 4,760 square feet of land, at 6190-A Wallace Becknell Road, at the Santa Barbara Airport, effective May 1, 2011, for a monthly rental of \$763.

DISCUSSION:

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

TFT Plastering, Inc. has been a tenant in good standing at the Airport since May 2005. TFT is a plastering contractor. The Premises are used for storage of vehicles and equipment. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$.15 per square foot for 4,600 square feet of unpaved land, and \$.43 per square foot for a 160 square foot storage container, and is comparable to other storage yards on the Airport for similar use and in similar condition. The current land rate ranges from \$.14 to \$.37. The new rental represents a 1.5% increase over the previous year.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map